

Appendix C

DESCRIPTION OF
16.194 Acre – Tract 1
located in
Section 30, Town 1 N, Range 18 W
Upper Township of the Congress Lands East of the Scioto
Fourth Ward of the City of Ironton
Lawrence County, Ohio

Situate in Section 30, Township 1, Range 18 West, Upper Township of the Congress Lands East of the Scioto River, in the Fourth Ward of the City of Ironton, Lawrence County, Ohio and being a combination tract, said combination tract being all of a 0.036 acre tract, conveyed to Allied Chemical & Dye Corp., as recorded in Deed Book 25, Page 346, being all of a 0.101 acre tract conveyed to Allied Chemical & Dye Corp., as recorded in Deed Book 184, Page 255, being all of a 1.27 acre tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 182, Page 529, being all of a 2.18 acre tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 182, Page 525, being all of a 2.06 acre tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 17, Page 611, being all of a 0.98 acre tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 172, Page 587, being all of a 0.94 acre tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 172, Page 228, being all of a 3.35 acre tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 172, Page 231, being all of a 0.74 acre tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 172, Page 216, being all of a 0.77 acre tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 172, Page 212, being all of a 0.045 acre Parcel B tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 188, Page 111, being all of a 0.37 acre Parcel A tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 188, Page 111, being all of a 0.717 acre tract conveyed to Allied Chemical & Dye Corporation, recorded in Deed Book 184, Page 474, being all of a 0.05 acre tract conveyed to Allied Chemical & Dye Corporation, as recorded in Deed Book 188, Page 413, all Deed references being recorded in the Lawrence County Recorder's Office and being Auditor's Parcel Number 36-042-0100), also being part of an 11.44 acre tract conveyed to Allied Chemical & Dye Corporation, as recorded in Deed Book 225, Pg. 346 of the Deed Records of Lawrence County, Ohio (Auditor Parcel Number 36-042-0100), said combination tract containing 16.194 acres and being more fully bounded and described as follows:

Commencing at a point, said point being the intersection of the westerly line of Third Street and the westerly projection of the northerly line of Cemetery Lane, witness a Mag Nail (found), bears North 83 degrees 25 minutes 33 seconds East, a distance of 1.54 feet; thence, with the westerly line of Third Street, South 34 degrees 52 minutes 56 seconds East, a distance of 1,494.82 feet to a 1-1/2" iron bar (found), said iron bar being the southeasterly corner of said 16.194 acre tract, said iron bar also being the Point of Beginning of the hereinafter described

16.194 acre tract, witness a 5/8" rebar (found), bears South 88 degrees 07 minutes 04 seconds East, a distance of 1.94 feet;

Thence, South 54 degrees 45 minutes 38 seconds West, a distance of 267.60 feet to a point, witness a 5/8" rebar (found) with red plastic cap stamped "D. CADE PE PS S-8079", bears North 22 degrees 22 minutes 51 seconds East, a distance of 2.05 feet;

Thence, North 65 degrees 31 minutes 57 seconds West, a distance of 150.31 feet to a 1" iron bar (found), said iron bar lying in the easterly right of way of the Norfolk & Western Railway;

Thence with the easterly right of way of said Norfolk & Western Railway, the following three (3) courses:

1. Thence, North 49 degrees 35 minutes 39 seconds West, passing a "T-Rail" (found) at 109.27 feet, in all a distance of 483.25 feet to a rebar (set), said rebar being the point of curvature (PC) of said Norfolk & Western Railway, witness a 5/8" rebar (found) with red plastic cap stamped "D. CADE PE PS S-8079", bears South 49 degrees 46 minutes 18 seconds East, a distance of 6.09 feet;
2. Thence, along a curve to the right, said curve having a radius of 2,395.59 feet an arc length of 399.99 feet, a delta angle of 09 degrees 34 minutes 00 seconds, a chord bearing of North 44 degrees 48 minutes 39 seconds West, and a chord distance of 399.53 feet, to a "T-Rail" (found) with cross notch, said "T-Rail" being the point of tangency (PT) of said Norfolk & Western Railway;
3. Thence, North 40 degrees 01 minutes 39 seconds West, a distance of 539.64 feet to a rebar (set);

Thence, along a new division line and with an existing 6 foot high chain link fence, North 52 degrees 52 minutes 23 seconds East, a distance of 40.61 feet to a rebar (set);

Thence continuing along said new division line and along said 6 foot high chain link fence, the following five (5) courses:

1. thence, North 87 degrees 22 minutes 41 seconds East, a distance of 19.14 feet to a rebar (set);
2. thence, along a curve to the left, said curve having a radius of 140.31 feet, an arc length of 69.88 feet, a delta angle of 28 degrees 32 minutes 03 seconds, a chord bearing of North 69 degrees 31 minutes 50 seconds East, and a chord distance of 69.16 feet to a rebar (set);
3. thence, North 55 degrees 38 minutes 14 seconds East, a distance of 38.86 feet to a rebar (set);

4. thence, South 32 degrees 33 minutes 49 seconds East, a distance of 24.93 feet to a rebar (set);
5. thence, North 55 degrees 10 minutes 33 seconds East, passing a chain link fence corner post and the end of the eastward extension of said chain link fence at 416.80 feet, in all a distance of 422.63 to a rebar (set), said rebar lying in the westerly right of way of Third Street;

thence, with the westerly line of Third Street, South 34 degrees 52 minutes 56 seconds East, a distance of 1474.54 feet to the Point of Beginning, containing 16.194 acres, more or less and being subject to all easements and rights of way of record.

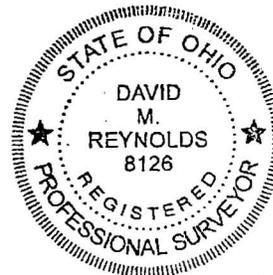
Being subject to an easement to the Ohio Power Company, as recorded in Deed Book 187, Page 180. Also being subject to an administrative order, as recorded in Misc Volume 11, Page 615. Said 0.05 Acre Allied Chemical & Dye Corporation tract being subject to a land use restriction, as recorded in Misc Volume 12, Page 509.

Bearing based on US State Plane (NAD83), Ohio South Zone #3402, Us ft.

This description was prepared from an actual field survey performed under my direct supervision, David M. Reynolds, dated May 7, 2009. All monuments referenced herein and placed on the ground represent the boundaries of the herein described tract. All "rebar (set)" refer to a 5/8" diameter by 30" long rebar set with yellow plastic cap stamped "D. Reynolds PS 8126".

David M. Reynolds, PS 8126
State of Ohio

5/26/2009



DESCRIPTION OF
12.315 Acre – Tract 2
located in
Section 30, Town 1 N, Range 18 W
Upper Township of the Congress Lands East of the Scioto
Fourth Ward of the City of Ironton
Lawrence County, Ohio

Situate in Section 30, Township 1, Range 18 West, Upper Township of the Congress Lands East of the Scioto River, in the Fourth Ward of the City of Ironton, Lawrence County, Ohio and being a combination tract, said combination tract being all of a tract of land conveyed to Allied Chemical & Dye Corporation, as recorded in Deed Book 174, Page 171, being all of a tract of land conveyed to Allied Chemical & Dye Corporation, as recorded in Deed Book 174, Page 167, being part of a Tract No. 2, conveyed to the Ironton Solvay Coke Co., as recorded in Deed Book 102, Page 406, being part of a tract of land conveyed to Ironton Solvay Coke Co., as recorded in Deed Book 102, Page 406, being all of a 0.156 acre Tract A, conveyed to Allied Corporation, as recorded in Deed Book 480, Page 602, being part of a 4.76 acre tract conveyed to Allied Chemical & Dye Corporation, as recorded in Deed Book 246, Page 404, all deeds being recorded in the Lawrence County Recorder's Office, all above-mentioned tracts of land being Auditor Parcel Number 36-042-0200, said combination tract containing 12.315 acres and being more fully bounded and described as follows:

Commencing at a point, said point being the intersection of the westerly line of Third Street and the westerly projection of the northerly line of Cemetery Lane, witness a Mag Nail (found), bears North 83 degrees 25 minutes 33 seconds East, a distance of 1.54 feet; thence, with the westerly line of Third Street, South 34 degrees 52 minutes 56 seconds East, a distance of 1,494.82 feet to a 1-1/2" iron bar (found), said iron bar being the southeasterly corner of a 0.717 acre tract conveyed to Allied Chemical & Dye Corp, as recorded in Deed Book 184, Page 474 of the Deed Records of Lawrence County, Ohio; thence, along no boundary line whatsoever, South 44 degrees 01 minutes 13 seconds West, a distance of 381.28 feet to a 5/8" rebar (set), said rebar lying in the westerly right of way line of the Norfolk & Western Railway, said rebar being the Point of Beginning of the hereinafter described 12.315 acre tract;

Thence, with the northerly line of a 0.943 acre Second Tract, conveyed to Iron City Fuels, Inc., as recorded in Deed Book 483, Page 59 of the Deed Records of Lawrence County, Ohio, the following four (4) courses:

1. Thence, South 50 degrees 14 minutes 34 seconds West, a distance of 173.72 feet to a point, witness a 5/8" rebar (found) with red plastic cap stamped "D. CADE PE PS S-8079", bears South 61 degrees 57 minutes 53 seconds East, a distance of 0.54 feet;

2. thence, south 31 degrees 37 minutes 55 seconds West, a distance of 44.49 feet to a point, witness a 5/8" rebar (found) with red plastic cap stamped "D. CADE PE PS S-8079", bears South 61 degrees 36 minutes 57 seconds East, a distance of 0.53 feet;
3. thence, South 48 degrees 03 minutes 35 seconds West, a distance of 31.00 feet to a point, witness a 5/8" rebar (found) with red plastic cap stamped "D. CADE PE PS S-8079", bears South 57 degrees 01 minutes 36 seconds East, a distance of 0.51 feet;
4. thence, South 53 degrees 44 minutes 48 seconds West, passing a 5/8" rebar (set) at 25.00 feet, in all a distance of 464.68 feet to a point, said point lying on the low water line of 1792 of the Ohio River as established by the US Supreme Court in Ohio v. Kentucky, 444 U.S. 335 (1980);

thence, with the low water line of the Ohio River, the following three (3) courses:

1. thence, North 31 degrees 16 minutes 51 seconds West, a distance of 117.31 feet to a point;
2. thence, North 28 degrees 28 minutes 36 seconds West, a distance of 781.56 feet to a point;
3. thence, North 34 degrees 52 minutes 49 seconds West, a distance of 25.77 feet to a point, said point lying in the northerly line of said Allied Chemical & Dye Corporation tract as recorded in Deed Book 174, Page 171;

thence, with the northerly line of said Allied Chemical & Dye Corporation tract, North 27 degrees 57 minutes 32 seconds East, passing a 5/8" rebar (set) at 345.90 feet, in all a distance of 407.90 feet to a point, said point lying in the westerly right of way line of the Norfolk & Western Railway, witness a 5/8" rebar (found) with red plastic cap stamped "D. CADE PE PS S-8079", bears South 68 degrees 27 minutes 38 seconds East, a distance of 0.89 feet;

thence, with the westerly right of way line of the Norfolk & Western Railway, the following nine (9) courses:

1. thence, South 40 degrees 01 minutes 39 seconds East, a distance of 4.40 feet to a 5/8" rebar (set);
2. thence, along a curve to the left, said curve having a radius of 6163.25 feet, an arc length of 164.00 feet, a delta angle of 01 degrees 31 minutes 29 seconds, a chord bearing of South 41 degrees 21 minutes 01 seconds East and a chord distance of 164.00 feet to a 5/8" rebar (set);
3. thence, North 27 degrees 58 minutes 04 seconds East, a distance of 10.53 feet to a point, witness a 5/8" rebar (found) with red plastic cap stamped "D. CADE PE PS S-8079", bears North 41 degrees 42 minutes 01 seconds East, a distance of 1.94 feet;

4. thence, along a curve to the left, said curve having a radius of 3310.21 feet, an arc length of 253.37 feet, a delta angle of 04 degrees 23 minutes 08 seconds, a chord bearing of South 47 degrees 01 minutes 49 seconds East, and a chord distance of 253.31 feet to a point, witness a 5/8" rebar (found) with red plastic cap stamped "D. CADE PE PS S-8079", bears South 49 degrees 24 minutes 56 seconds East, a distance of 6.07 feet;
5. thence, South 49 degrees 35 minutes 40 seconds East, a distance of 392.14 feet to a 5/8" rebar (set);
6. thence, North 27 degrees 58 minutes 04 seconds East, a distance of 5.12 feet to a 5/8" rebar (set);
7. thence, South 49 degrees 35 minutes 39 seconds East, a distance of 160.42 feet to a 5/8" rebar (set);
8. thence, South 28 degrees 04 minute 15 seconds West, a distance of 5.12 feet to a 5/8" rebar (set);
9. thence, South 49 degrees 35 minutes 39 seconds East, a distance of 117.54 feet to the Point of Beginning, containing 12.315 acres, more or less and being subject to all easements and rights of way of record.

Being subject to an Ingress and Egress easement granted to Iron City Fuels, as recorded as Easement A in Deed Book 480, Page 589. Also being subject to an easement granted to Iron City Fuels for the purpose of mooring river barges, as recorded in Easement B in Deed Book 480, Page 589. Also being subject to a flowage easement granted to the United States of America, as recorded in Deed Book 284, Page 583 and also recorded in Deed Book 284, Page 588, all deeds being part of the Deed Records of Lawrence County, Ohio.

Bearing based on US State Plane (NAD83), Ohio South Zone #3402, Us ft.

This description was prepared from an actual field survey performed under my direct supervision, David M. Reynolds, dated May 7, 2009. All monuments referenced herein and placed on the ground represent the boundaries of the herein described tract. All "rebar (set)" refer to a 5/8" diameter by 30" long rebar set with yellow plastic cap stamped "D. Reynolds PS 8126".

David M. Reynolds, PS 8126
State of Ohio

6/26/2009

